

AN ORDINANCE **44330**

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 5639)

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential, "I-1" Light Industry District, "I-2" Heavy Industry District, listed below as follows:

Temporary "R-1" to "R-3"
A 38 acre tract of land out of NCB 11493
8500 Culebra Road

Temporary "R-1" to "I-1"
An 839 acre tract of land out of NCB 11493
A 308 acre tract of land out of NCB 15330

Temporary "R-1" to "I-2"
A 355 acre tract of land out of NCB 11493

Subject properties are located on the south side of Culebra Road between Loop 410 and Callaghan Road, being further described by field notes filed in the Office of the City Clerk.

Provided that proper platting is accomplished.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 19th day of September 1974.

[Signature]
M A Y O R
P R O T E M

ATTEST: *[Signature]*
C I T Y C L E R K

APPROVED AS TO FORM: _____
City Attorney

74-46

DISTRIBUTION

AVIATION DIRECTOR	
BUILDING & PLANNING ADMIN.	✓
CITY WATER BOARD	
COMMERCIAL RECORDER	1
COMMUNITY DEVELOPMENT OFFICER	
COMMUNITY ANALYSIS DIVISION	
COMPREHENSIVE PLANNING	1
CONVENTION BUREAU	
CONVENTION CENTER	
FINANCE DIRECTOR	
ASSESSOR	1
BUDGET	
CONTROLLER	
TREASURY DIVISION	
FINANCE-MODEL CITIES	
FINANCE-GRANT SECTION	
INTERNAL AUDIT	
MANAGEMENT ANALYSIS	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
LAND DIVISION	
LEGAL	
BACK TAX ATTORNEY	
LIBRARY DIRECTOR	
MARKET & PARKING	
MODEL CITIES	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	
POLICE CHIEF	
PRESS ROOM	
PUBLIC INFORMATION	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIV.	
ENGINEERING - SEWERS	
PUBLIC SAFETY - ASSOC. MGR.	
PURCHASING	
SPECIAL SERVICES	
TRAFFIC & TRANSPORTATION	
ASSOC. MGR. C. GUERRA	

ITEM NO. C

MEETING OF THE CITY COUNCIL DATE: SEP 19 1974

MOTION BY: Morton SECONDED BY: Lacy
 ORD. NO. 44330 ZONING CASE 5639

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
LILA COCKRELL PLACE 1		✓	
DR. JOSE SAN MARTIN PLACE 2		✓	
CHARLES L. BECKER PLACE 3		✓	
REV. CLAUDE BLACK PLACE 4		✓	
GLENN LACY PLACE 5		✓	
CLIFFORD MORTON PLACE 6		✓	
W.J. "BILL" O'CONNELL PLACE 7		✓	
ALVIN G. PADILLA, JR. PLACE 8		✓	
LEO MENDOZA, JR. PLACE 9		✓	

provided that proper platting is accomplished.

74-46

Legal Description of Property Proposed For Rezoning

Beginning at the point a corner being the intersection of the Southeast right-of-way line of Loop 410 West and the South and Southwest line of Culebra Road as the Beginning Corner.

Thence with the Southwest line of Culebra Road, South 57° 41' 06" East; 337.61 ft. ,

Thence South 51° 54' 00" East; 1103.88 ft. ,

Thence with the arc of a curve to the left which has the angle of deflection 31° 33' 11", a radius of 1472.40 feet, a tangent distance of 415.99 ft. , for a distance of 810.86 ft. ,

Thence with the arc of a curve to the left which has the angle of deflection 20° 33' 59", a radius of 1472.40 feet, a tangent distance of 267.13 ft. for a distance of 528.52 ft. to the Point of Beginning of proposed zoning tracts.

Legal Description of Parcel of Property Proposed for Rezoning R-3

11493

Tract R-3: 38 acres, more or less, out of the 1232.0 acres, more or less, out of the First Tract.

Beginning at the point a corner at the Southwest line of Culebra Road and the City of San Antonio property Northeast corner as the Beginning Corner.

Thence with an arc of a curve to the left which has the angle of deflection 10° 14' 49", a radius of 1472.40 ft. , a tangent distance of 132.01 ft. , for a distance of 263.33 ft. to an iron stake.

Thence continuing with the South and Southeast line of Culebra Road, North 65° 41' 30" East; 843.66 ft. to an iron stake.

Thence North 65° 24' 20" East; 1575.34 ft. ,

Thence North 87° 06' 20" East; 246.97 ft. ,

Thence North 89° 08' 40" East; 723.89 ft. ,

Thence South 85° 39' 10" East; 192.89 ft. ,

Thence South 58° 53' 20" East; 353.32 ft. to an iron pier.

Thence South 58° 53' 20" East; 2390.00 ft. plus or minus to a corner.

Thence South 31° 41' 10" West; 5.0 ft. to a corner.

Thence South 63° 30' 50" East; 103.84 ft. ,

Thence South 67° 37' 50" East; 100.32 ft. ,

Thence South 70° 53' 50" East; 100.35 ft. ,

Thence South 72° 28' 50" East; 74.30 ft. to a corner on the Southeast line of Culebra Road for an angle.

Thence South 38° 13' 50" East for 130.27 ft. to the point of intersection with the West line of Callaghan Road.

Thence continuing with the West line of Callaghan Road, South 0° 16' 50" East; 300.0 ft. , to the most southeastern corner of the proposed zone.

Thence North 58° 53' 20" West; 3060 ft. , 3340.00 ft.

Thence South 89° 08' 40" West; 1135 ft. , 1000.00 ft.

*DISTANCE CHANGES ON SOUTHERN BOUNDARY OF R-3;
& NORTHERN BOUNDARY OF I-1*

Thence South 65° 24' 20" West; 2100 ft., ^{2435.00ft.}
 Thence South 75° 00' 00" West; 450 ft., ^{335.00 ft} plus or minus, to meet City of
 San Antonio most eastern property line.
 Thence North 0° 47' 00" East; 250 ft. to the Place of Beginning.

Legal Description of Parcel of Property Proposed for Rezoning I-1

11473

Tract I-1: 839 acres, more or less, of the First Tract.
 Beginning at the point a corner where Zone 3 meets the City of San Antonio
 property line as the Beginning Corner.

Thence North 75° 00' 00" East; 450 ft., ^{335.00ft}
 Thence North 65° 24' 20" East; 2100 ft., ^{2435.00 ft}
 Thence North 89° 08' 40" East; 1135 ft., ^{1000.00 ft}
 Thence South 58° 53' 20" East; 3060 ft., to the West line of Callaghan Road.
 Thence South 0° 16' 50" East; 211.25 ft., ^{3340.00 ft}
 Thence North 89° 50' 10" East; 13.0 ft., to the West line of Callaghan Road.
 Thence South; 1794 ft. plus or minus.
 Thence South 08° 05' East; 509.4 ft., to an iron stake.
 Thence South 72° 52' 08" East; 87.14 ft.,
 Thence South 73° 49' 06" East; 99.35 ft.,
 Thence South 84° 02' 46" East; 99.83 ft.,
 Thence South 84° 44' 46" East; 85.28 ft.,
 Thence South 72° 32' 26" East; 100.02 ft.,
 Thence South 59° 21' 06" East; 99.40 ft.,
 Thence South 44° 47' 06" East; 100.32 ft.,
 Thence South 35° 04' 46" East; 100.71 ft.,
 Thence South 21° 58' 46" East; 99.84 ft.,
 Thence South 08° 59' 06" East; 100.91 ft.,
 Thence continuing with the West line of Callaghan Road, South 0° 03' 24" West;
 1405.18 ft.
 Thence South 50° 22' 20" West; 64.94 ft. to a corner.
 Thence continuing with the North and Northwest line of West Commerce
 Street, North 80° 39' 00" West; 2321.84 ft.,
 Thence North 83° 59' 49" West; 55.65 ft.,
 Thence South 89° 43' 30" West; 5311.25 ft.,
 Thence South 89° 33' 45" West; 1369.60 ft., to an iron stake.
 Thence with North right-of-way line of West Commerce Street Extension
 North 88° 17' 30" West; 272.89 ft.,
 Thence North 88° 22' 30" West; 250 ft. plus or minus to a P.C.
 Thence with the northeast line of West Commerce Street on a curve to the
 right which has a radius of 1382.69 ft.; a distance of 1321.66 ft. to the P.T.
 of said curve.
 Thence North 33° 30' 25" West; 768.15 ft. to a P.C. of a curve.
 Thence on a curve to the left which has a radius of 1482.69 ft.; a distance
 of 540.48 ft. to the P.T. of said curve.

Thence continuing with the northeast line of West Commerce Street for a distance of 882.65 ft. to a corner the North intersection of Loop 410 West and West Commerce Street.

Thence with the southeast right-of-way line of Loop 410 West, North 35° 56' 30" East; 4200.20 ft. to an angle.

Thence North 41° 21' 30" East; 345.24 ft. to the most northern or northwest corner, of this zone being described, being the intersection of the Southeast right-of-way line of Loop 410 West and the Southwest line of Culebra Road.

Thence with the Southwest line of Culebra Road, South 57° 41' 06" East 296.26 ft. to an angle.

Thence South 42° 26' 31" West; 324.29 ft. to an angle.

Thence South 48° 24' 00" East; 124.66 ft. to an angle.

Thence South 40° 25' 26" East; 103.66 ft. to an angle.

Thence South 71° 54' 17" East; 169.35 ft. to an angle.

Thence North 32° 21' 55" East; 33.48 ft. to an angle.

Thence South 42° 07' 05" East; 537.13 ft. to an angle.

Thence South 74° 34' 44" East; 45.63 ft. to an angle.

Thence South 31° 45' 39" East; 140.94 ft. to an angle.

Thence South 40° 03' 04" East; 99.56 ft. to an angle.

Thence South 21° 51' 43" East; 338.34 ft. to an angle.

Thence South 36° 49' 57" East; 198.13 ft. to an angle.

Thence South 75° 41' 42" East; 225.92 ft. to an angle.

Thence South 15° 25' 39" East; 117.25 ft. to an angle.

Thence South 38° 33' 12" East; 148.53 ft. to an angle.

Thence South 89° 43' 30" West; 460.0 ft. (plus or minus) to a 90 degree angle.

Thence South 0° 16' 30" East; 3050 ft. to a 90 degree angle.

Thence North 89° 43' 30" East; 6200 ft. to an angle.

Thence North; 1720 ft. ,

Thence North 58° 53' 20" West; 2305 ft. ,

Thence South 65° 24' 20" West; 1750 ft. ,

Thence South 75° 00' 00" West; 1340 ft. ,

Thence North 0° 24' 00" East; 1367.53 ft.

Thence North 0° 47' 00" East; 413.10 ft. to the Point of Beginning.

Legal Description of Parcel of Property Proposed for Rezoning I-2

11493

Tract I-2; 355 acres, more or less, of the First Tract.

Beginning at a point along the west line of the north central area of proposed Zone I-1 and the southeast corner of the City of San Antonio property;

Thence South 0° 24' 00" West; 1125 ft. ,

Thence North 75° 00' 00" East; 1340 ft. to an angle,

Thence North 65° 24' 20" East; 1750 ft. to the most north central corner.

Thence South 58° 53' 20" East; 2305 ft. to the northeast corner.

Thence South; 1720 ft. to the southeast corner.

Thence South 89° 43' 30" West; 6200 ft. to the southwest corner, a 90° angle.
 Thence North 0° 16' 30" West; 3050 ft. to the northwest corner, a 90° angle.
 Thence North 89° 43' 30" East; 460 ft. (plus or minus) to intersect with a point on south property line of the City of San Antonio.
 Thence continuing on said property line North 70° 16' 41" East; 230.99 ft.,
 Thence South 54° 46' 20" East; 220.87 ft.,
 Thence South 80° 31' 13" East; 211.78 ft.
 Thence South 89° 07' 20" East; 300.94 ft. to the Point of Beginning.

Legal Description of Parcel of Property Proposed For Rezoning I-1

15330

Tract I-1: 310 acres, more or less, out of the 405.368 acres, more or less, of the Second Tract.

Beginning at the point of intersection of the southeast line of Loop 410 West and the southwest line of the West Commerce Street Extension.
 Thence with the southwest line of West Commerce Street at 100.0 ft. the East corner of a 100.0 ft. cut-back line at the South intersection of Loop 410 West and West Commerce Street, continuing a total distance of 882.65 ft. to the P.C. or beginning point of a curve to the right which has a radius of 1382.69 ft. Said P.C. Being at right angles from the West Commerce Street center line at Station 10 + 32.65 ft.
 Thence with said curve to the right a distance of 504.16 ft. to a P.T. or point of tangency.
 Thence South 33° 30' 25" East; 768.15 ft. to a P.C.
 Thence in a Southeasterly direction with a curve to the left which has a radius of 1482.69 ft., a distance of 1335.91 ft. to a corner iron stake.
 Thence South 0° 29' 55" West; 1400 ft., along the East property line of the Second Tract, to a corner.
 Thence North 89° 30' 05" West; 500 ft., to a corner.
 Thence South 0° 29' 55" West; 1486.65 ft., to the most southeast corner.
 Thence South 89° 57' 35" West; 1272.20 ft., to the most southwest corner.
 Thence North 0° 08' 15" East; 726.75 ft., to a corner.
 Thence South 89° 33' 25" West; 1376.60 ft., to a corner.
 Thence North 0° 22' 25" West; 923.25 ft. to a corner.
 Thence South 89° 58' 15" West; 1790 ft. to the most west corner of the tract to a point in the Southeast line of Loop 410 West.
 Thence continuing with the Southeast line of Loop 410 West, North 35° 57' 00" East; 2376.08 ft. to an angle.
 Thence North 35° 57' 20" East; 1000 ft. to an angle.
 Thence continuing with the Southeast line of Loop 410 West, North 35° 57' 00" East, 774.0 ft. to the Point of Beginning.

Attachment G

Legal Description of Property Proposed For Rezoning

Two Tracts of land:

First Tract: 1232.0 acres, more or less:

Beginning at the point a corner being the intersection of the Southeast line of Interstate Highway 410 and the South and Southwest line of Culebra Road as the Beginning Corner.

Thence with the Southwest line of Culebra Road, South $57^{\circ} 41'06''$ East 296.26 ft.;

Thence North $42^{\circ} 26'31''$ East; 324 ft.,

Thence North $48^{\circ} 24'00''$ West; 124.66 ft.,

Thence North $40^{\circ} 25'26''$ West; 103.66 ft.,

Thence North $71^{\circ} 54'17''$ West; 169.35 ft.,

Thence South $32^{\circ} 21'55''$ West; 33.48 ft.,

Thence North $42^{\circ} 07'05''$ West; 537.13 ft.,

Thence North $74^{\circ} 34'44''$ West; 45.63 ft.,

Thence North $31^{\circ} 45'39''$ West; 140.94 ft.,

Thence North $40^{\circ} 03'04''$ West; 99.56 ft.,

Thence North $21^{\circ} 51'43''$ West; 338.34 ft.,

Thence North $36^{\circ} 49'57''$ West; 198.13 ft.,

Thence North $75^{\circ} 41'42''$ West; 225.92 ft.,

Thence North $15^{\circ} 25'39''$ West; 117.25 ft.,

Thence North $38^{\circ} 33'12''$ West; 148.53 ft.,

Thence South $70^{\circ} 16'41''$ West; 230.99 ft.,

Thence North $54^{\circ} 46'20''$ West; 220.87 ft.,

Thence North $80^{\circ} 31'13''$ West; 211.78 ft.,

Thence North $89^{\circ} 07'20''$ West; 300.94 ft., to a corner

Thence South $00^{\circ} 24'20''$ West; 242.53 ft.,

Thence South $00^{\circ} 47'00''$ West; 663.10 ft., to a corner at the Southwest line of Culebra Road.

Thence with the arc of a curve to the left which has a radius of 1472.40 feet, a distance of 273.33 ft. to an iron stake.

Thence continuing with the South and Southeast line of Culebra Road, North $65^{\circ} 42'20''$ East; 851.57 feet to an iron stake.

Thence North $65^{\circ} 24'20''$ West; 1,575.34 ft.,

Thence North $87^{\circ} 06'20''$ East; 246.97 ft.,

Thence North $89^{\circ} 08'40''$ East; 723.89 ft.,

Thence South $85^{\circ} 39'10''$ East; 192.89 ft.,

Thence South $58^{\circ} 53'20''$ East; 353.32 ft to an iron pier.

Thence South $58^{\circ} 53'20''$ East; 2390 ft.,

Thence South $31^{\circ} 41'10''$ West; 6 feet.
 Thence South East; 378.61 feet.
 Thence South East; 130. ft.
 Thence South, 511.25 ft.
 Thence North $89^{\circ} 50'10''$ East; 13 ft.,
 Thence South, 1794 ft.
 Thence South $08^{\circ} 05'00''$ East; 509.4 ft. to an iron stake.
 Thence South $72^{\circ} 52'08''$ East; 87.14 ft.,
 Thence South $73^{\circ} 49'06''$ East; 99.35 ft.,
 Thence South $84^{\circ} 02'46''$ East; 99.83 ft.,
 Thence South $84^{\circ} 44'46''$ East; 85.28 ft.,
 Thence South $72^{\circ} 32'26''$ East; 100.02 ft.,
 Thence South $59^{\circ} 21'06''$ East; 99.40 ft.,
 Thence South $44^{\circ} 47'06''$ East; 100.32 ft.,
 Thence South $35^{\circ} 04'46''$ East; 100.71 ft.,
 Thence South $21^{\circ} 58'46''$ East; 99.84 ft.,
 Thence South $08^{\circ} 59'06''$ East; 100.91 ft.,
 Thence continuing with the West line of Callaghan Road, South $00^{\circ} 03'24''$
 West; 1,405.18 ft.,
 Thence South $50^{\circ} 22'20''$ West; 64.94 ft. to a corner.
 Thence continuing with the North and Northwest line of West Commerce
 Street, North $80^{\circ} 39'00''$ West; 2321.84 ft.,
 Thence North $83^{\circ} 59'49''$ West; 55.65 ft.,
 Thence South $89^{\circ} 43'30''$ West; 5311.25 ft.,
 Thence South $89^{\circ} 33'45''$ West; 1369.60 ft. to an iron stake.
 Thence South $13^{\circ} 27'00''$ East; 443.36 ft.,
 Thence with North right-of-way line of West Commerce Street Extension
 North $88^{\circ} 17'30''$ West; 272.89 ft.,
 Thence North $88^{\circ} 22'30''$ West; 115.14 ft.,
 Thence North $72^{\circ} 53'00''$ West; 180.84 ft.,
 Thence with a curve the Northeast right-of-way line of West Commerce
 Street Extension which has a radius of 1382.69 ft. to the right a distance
 of 1102.26 ft.,
 Thence with the tangent on a curve to the left which has a radius of 1482.69
 ft., North $33^{\circ} 30'25''$ West; 768.15 ft.,
 Thence on the line of said curve, a distance of 473.84 ft.,
 Thence North $7^{\circ} 05'30''$ East; 1116.97 ft. to a corner.
 Thence North $7^{\circ} 45'30''$ East; 888.30 ft. to a corner in the Southeast
 right-of-way line of Interstate Highway 410.
 Thence with the Southeast line of Interstate Highway 410, North 35°
 $56'30''$ East; 2439.18 ft. to an angle point.

Thence continuing with the Southeast line of said right-of-way North $41^{\circ} 21'30''$ East; 41.91 ft. to the place of beginning.

Second Tract: 405.368 acres, more or less:

Beginning at the point of intersection of the southeast line of Interstate Highway 410 and the southwest line of the West Commerce Street Extension. Thence with the southwest line West Commerce Street at 100.0 ft. the East corner of a 100.0 ft. cut-back line at the South intersection of Interstate Highway 410 and West Commerce Street, continuing a total distance of 882.65 ft. to the P.C. or beginning point of a curve to the right which has a radius of 1382.69 ft. Said P.C. being at right angles from the West Commerce Street center line at Station 10 + 32.65 ft.

Thence with said curve to the right a distance of 504.16 ft.,

Thence with a tangent of said curve South $33^{\circ} 30'25''$ East; 768.15 ft.,

Thence in a Southeasterly direction with a curve to the left which has a radius of 1482.69 feet, a distance of 1335.91 ft. to a corner iron stake.

Thence South $0^{\circ} 29'55''$ West; 3386.65 ft.,

Thence South $89^{\circ} 57'35''$ West; 1647.42 ft.,

Thence South $89^{\circ} 49'35''$ West; 642.78 ft.,

Thence North $0^{\circ} 08'15''$ East; 726.75 ft.,

Thence South $89^{\circ} 33'25''$ West; 1376.60 ft.,

Thence North $0^{\circ} 22'25''$ West; ft.,

Thence South $89^{\circ} 58'15''$ West; ft. to a point in the Southeast line of Loop 410, said point being in a curve to the right with a radius of 3819.719 feet.

Thence with said curve to the right a distance of 162.12 ft. to the P.C. of said curve,

Thence continuing with the Southeast line of Loop 410, North $35^{\circ} 57'00''$ East; 2826.08 ft. to a point.

Thence continuing on said Southeast line of Loop 410 (N $35^{\circ} 57'20''$ E), 1000 ft. to a point.

Thence continuing with on said Southeast line of Loop 410 (N $35^{\circ} 57'00''$ E), 774.0 ft. to the place of beginning.

DATE August 30, 1974

TO: CITY CLERK

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 5639 NAME Southwest Research Institute

The rezoning and reclassification of:

Temporary "R-1" to "R-3"

A 38 acre tract of land out of NCB 11493, being further described by field notes filed in the office of the Building and Planning Administration Department.
8500 Culebra Road

Temporary "R-1" to "I-1"

An 839 acre tract of land out of NCB 11493, and a 308 acre tract of land out of NCB 15330, being further described by field notes filed in the office of the Building and Planning Administration Department.

Temporary "R-1" to "I-2"

A 355 acre tract of land out of NCB 11493, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Subject properties are located on the south side of Culebra Road between Loop 410 and Callaghan Road, an overall map showing the above mentioned property is filed in the office of the Building and Planning Administration Department.

FROM: Temporary "R-1" Single Family Residential District

TO: "R-3" Multiple Family Residential District, "I-1" Light Industry District, "I-2" Heavy Industry District.

The Planning and Zoning Commission has recommended that this request of change of zone be approved by the City Council.

BUILDING AND PLANNING ADMINISTRATION

APPLICANT: Southwest Research Institute

ZONING CASE 5639

DATE OF APPLICATION: April 11, 1974

Appeal Case

Yes _____

No XXX

LOCATION OF PROPERTY

Temporary "R-1" & "F" to "R-3"

A 38 acre tract of land out of NCB 11493, being further described by field notes filed in the office of the Building and Planning Administration Department.
8500 Culebra Road

Temporary "R-1" to "I-1"

A 839 acre tract of land out of NCB 11493, and a 308 acre tract of land out of NCB 15330, being further described by field notes filed in the office of the Building and Planning Administration Department.

Temporary "R-1" to "I-2"

A 355 acre tract of land out of NCB 11493, being further described by field notes filed in the office of the Building and Planning Administration Department.

FOR INFORMATION ONLY

Subject properties are located on the south side of Culebra Road between Loop 410 and Callaghan Road, an overall map showing the above-mentioned property is filed in the office of the Building and Planning Administration Department.

ZONING CHANGE REQUESTED

From Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, "I-1" Light Industry District and "I-2" Heavy Industry District.

ZONING COMMISSION PUBLIC HEARING ON JULY 17, 1974

Information Presented by Applicant

Mr. Norman Turner, representing the applicant, stated to the Commission that when these two institutes came into the City, when it annexed their property, they were automatically zoned Temporary "R-1" non-conforming. At that time they met with the Planning Administration staff and laid the property before them and asked their suggestions, in accordance with Institute operations, what they would recommend for rezoning on a permanent basis. They agreed with the staff's recommendations.

IN FAVOR

Mr. A. W. Betts, stated to the Commission that he wished to second the statements made by Mr. Turner and emphasize the fact that in good faith they have done everything they feel they can to work with City planners so that they present to the Commission as fair a proposal as possible. Especially included is what amounts to essentially a denial of any effective use, for their purposes, of land along Culebra

Road where they are opposite a residential area by accepting a fairly deep buffer zone. And the point of that buffer zoned is to be as cooperative as they can be with their neighbors.

IN OPPOSITION

Mr. Albert Hernandez, stated to the Commission that he was opposed to the zoning of the property because he believes that they already have enough noise and pollution in the area. He also stated that they have enough traffic in the area. He is in favor of an "R-3" Townhouse District.

Mr. Luis Sanchez, stated to the Commission that he was in favor of an "R-3" Townhouse District.

Mr. Eli Ricondo, stated to the Commission that he was in opposition to the rezoning of the property.

REBUTTAL

There was no rebuttal.

STAFF RECOMMENDATIONS

Discussion

The staff has discussed the applicant's proposal for this property and the requested changes are in accord with the staff's recommendation. This recommendation was based on the fact that the present useage of this property has existed for a number of years prior to annexation. Also, that the applicant is providing a 250' strip of "R-3" along Culebra Road and a 500' strip of land to the south adjacent to single family development which is to remain in the Temporary "R-1" District.

Recommendations

Approval. Proper platting.

Traffic and Transportation Department Recommendations

A report from the Traffic Department stated that the subject property has frontage onto West Commerce, Culebra, Callaghan Road and I.H. Loop 410; all major arterials. Development will require control of access and internal circulation.

Results of Notices Received Before Hearing

There were fifty-two notices mailed to the surrounding property owners; three were returned in opposition and six notices were returned in favor.

COMMISSION ACTION

By a vote of eight in favor and one being absent, the Commission recommended approval of "R-3" Multiple Family Residential District, "I-1" Light Industry District and "I-2" Heavy Industry District.

Reasons for Action

- (1) Subject property is a very large tract of land which has been occupied and used by the proponent for many years.
- (2) The property was recently annexed into the City and the present proposed zoning is that zoning which will continue the operation of the Southwest Research Institute and its organizations as they are now in operation.
- (3) The proposed zoning would provide for an orderly and good development of the property.
- (4) The residential areas are buffered by "R-3" Multi-family Districts from the proposed development of an industrial nature.

Other Recommendations

It is further recommended that the applicant work with the Traffic Department for proper egress and ingress and that the property be properly platted.

RESULTS OF NOTICES FOR COUNCIL HEARING

(To be provided at Council hearing.)

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____

Stella Orozco, Office Manager, who being by me duly sworn,
~~Office Manager~~

says on oath that she is ~~one of the publishers~~ of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the Ordinance #44330 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: September 23,

19 74

AN ORDINANCE, 44330

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the re-zoning of the hereinafter designated property, to-wit:

CASE NO. 5639

The rezoning and reclassification of property from Temporary "R-1" Single Family Residential District to "R-3" Multiple Family Residential District, "I-1" Light Industry District, "I-2" Heavy Industry District, listed below as follows:

Temporary "R-1" to "R-3"

A 38 acre tract of land out of NCB 11493,
8500 Culebra Road

Temporary "R-1" to "I-1"

An 839 acre tract of land out of NCB 11493.

A 308 acre tract of land out of NCB 15330.

Temporary "R-1" to "I-2"

A 355 acre tract of land out of NCB 11493.

Subject properties are located on the south side of Culebra Road between Loop 410 and Callaghan Road, being further described by field notes filed in the Office of the City Clerk.

Provided that proper platting is accomplished.

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 19th day of September, 1974.

LEO MENDOZA, JR.
Mayor Pro-Tem

ATTEST:

J. H. INSELMANN
City Clerk

Stella Orozco

Sworn to and subscribed before me this 23rd Day of September, 19 74

Ernest G. Laval

Notary Public in and for Bexar County Texas